

ARTICLE 9

SEC. 21-9 REGULATIONS FOR THE SUBURBAN RESERVE OR “SR” DISTRICT.

- 9.1 Purpose:** To provide for large lot residential development in areas where the establishment of appropriate infrastructure such as public water, sewer, and county maintained roads will ultimately support higher densities. The following regulations shall apply in all “SR” districts.
- 9.2 Performance standards:** All uses permitted within this district shall be subject to the performance standards set forth in Article 41.
- 9.3 Uses permitted:**
- (a) One (1) single-family dwelling or mobilehome which shall be constructed according to the residential construction standards of Section 10.20.
 - (b) Crop and tree farming, and animal husbandry subject to the requirements of Section 9.16.
 - (c) Agricultural and residential accessory uses and accessory structures, including barns and stables.
 - (d) One (1) foster or small family home, family care home, supportive housing, transitional housing or small family day care home not to exceed six (6) persons in addition to the resident family. **(Ord. No. 3021, 12/16/2014)**
 - (e) Greenhouses, hothouses and incidental structures not exceeding a use area of six thousand (6,000) square feet.
 - (f) One (1) produce stand for the display and sale of agricultural products subject to the requirements of Section 27.3(l).
 - (g) One (1) granny unit or one (1) residential second unit subject to the requirements of Section 27.3(h), or Section 27.3(m), respectively.
 - (h) Home occupations subject to the requirements of Section 27.3(j).
 - (i) One (1) guest house subject to the requirements of Section 27.3(i).
 - (j) Those uses permitted in the “SR” district with a zoning permit in Table A, Article 27.

9.4 Uses permitted subject to first obtaining a Minor Use Permit in each case:

- (a) Uses permitted in Section 9.3 when not in compliance with the performance standards set forth in Article 41.
- (b) Agricultural processing such as fruit dehydrators and packaging sheds not exceeding a use area of two thousand (2,000) square feet.
- (c) Small kennels. **(Ord. No. 2128, 1/14/1993)**
- (d) Animal densities in excess of those permitted by Section 9.16. **(Ord. No. 2172, 8/12/1993)**
- (e) Uses which are minor additions or alterations to existing uses or structures permitted by Section 9.5, limited to an increase of twenty (20) percent of the use area or gross floor area of the structure(s).
- (f) Those uses permitted in the “SR” district with a minor use permit in Table B, Article 27.

9.5 Uses permitted subject to first obtaining a Major Use Permit in each case:

- (a) Use permitted in Sections 9.3 and 9.4 when not in compliance with the performance standards set forth in Article 41.
- (b) Stables and riding academies on parcels not less than ten (10) acres.
- (c) Wholesale and retail nurseries including incidental retail sales.
- (d) Small wineries with an annual production capacity of fifteen thousand (15,000) cases or less on parcels not less than five (5) acres, including an incidental retail sales area of up to seven hundred and fifty (750) square feet for wine produced and/or bottled on the premises. Small wineries may include winery and wine-related promotional events as defined in Section 68.4(s)17, and non-promotional events as defined in Section 68.4(s)16. Non-promotional events shall be subject to Departmental review after one year of operation. A restaurant may be permitted when accessory to incidental retail sales of wine.
- (e) Large wineries with an annual production capacity exceeding fifteen thousand (15,000) cases on parcels not less than five (5) acres, including incidental retail sales of wine produced or bottled on the premises, which may include winery and wine-related promotional events as defined in Section 68.4(s)17, non-promotional events as defined in Section 68.4(s)16, and amplified outdoor public events as defined in Section 68.4(s)15. Non-promotional events and amplified outdoor public events shall be subject to Departmental

review after one year of operation. A restaurant may be permitted when accessory to incidental retail sales of wine.

- (f) Those uses permitted in the “SR” district with a major use permit in Table B, Article 27.

SEC. 21-9.10. DEVELOPMENT STANDARDS.

9.11 Maximum permitted density and minimum lot size: (Ord. No. 1897, 12/7/1989)

- (a) Maximum permitted density: Forty thousand (40,000) square feet per dwelling unit. **(Ord. No. 1749, 7/7/1988; Ord. No. 1897, 12/7/1989)**
- (b) Minimum lot size: Forty thousand (40,000) square feet. **(Ord. No. 1897, 12/7/1989)**

9.12 Minimum average lot width: One hundred fifty (150) feet.

9.13 Maximum length to width ratio: Three (3) to one (1).

9.14 Minimum yards:

- (a) Front yard: Thirty (30) feet from lot line or fifty-five (55) feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards. **(Ord. No. 1749, 7/7/1988)**
- (b) Rear yard: Twenty (20) feet from lot line.
- (c) Side yard: Five (5) feet from lot line.
- (d) Accessory uses: The above yards shall apply.

9.15 Maximum height:

- (a) Principal structure: Thirty-five (35) feet.
- (b) Accessory structure: Twenty (20) feet. **(Ord. No. 1749, 7/7/1988)**
- (c) Agricultural accessory structure: Forty-five (45) feet. **(Ord. No. 1749, 7/7/1988)**

9.16 Animal density:

- (a) Parcels shall be limited to the raising, feeding, maintaining and breeding of animals and bees at the following permitted densities:
 - 1. One (1) hog or pig per eighty thousand (80,000) square feet of area; or

2. One (1) horse, mule, cow, steer or similar animal per twenty thousand (20,000) square feet of area; or
 3. Three (3) goats, sheep or similar animals per twenty thousand (20,000) square feet of area; or
 4. Twenty-four (24) chickens or similar animals per twenty thousand (20,000) square feet of area; or
 5. Ten (10) ducks, rabbits or similar animals per twenty thousand (20,000) square feet of area; or
 6. One (1) beehive per twenty thousand (20,000) square feet except that no more than two (2) beehives are permitted per parcel when within one (1) mile of a populated area (defined as ten (10) or more dwelling units established within a one-quarter (1/4) mile diameter area); or **(Ord. No. 1897, 12/7/1989)**
 7. Any combination of the above units which is determined to be of the same approximate density as 1 through 6 above. Parcels of less than twenty thousand (20,000) square feet are allowed animals in proportion to the square footage of the parcel.
- (b) The offspring of animals are allowed and shall not be counted until they are six (6) months of age.
 - (c) Animal densities exceeding standards set forth in Subsection (a) above shall be subject to first obtaining a minor or major use permit, as determined by the Planning Director.
 - (d) 4-H, FFA and similar animal husbandry projects are permitted without limitation of parcel size, provided that the parcel contains at least twenty thousand (20,000) square feet, and provided further a letter of project authorization shall be submitted to the Planning Department by the project advisor upon request. **(Ord. 1749, 7/7/1988)**

9.17 Parking: The following minimum parking requirements shall apply except as provided in Article 46.

- (a) Residential use: Two (2) spaces. **(Ord. 1749, 7/7/1988; Ord. No. 2128, 1/14/1993; Ord. No. 2305, 10/19/1995)**
- (b) Other uses: As provided for in Article 46. **(Ord. No. 2128, 1/14/1993; Ord. No. 2305, 10/19/1995)**

9.18 Signs: As provided in Article 45.

- 9.19 Minimum residential construction standards:** All single-family dwellings except “Temporary Dwellings” shall meet the minimum residential construction standards of the “R1” district, Section 10.20. (**Ord. No. 1749, 7/7/1988; Ord. No. 2172, 8/12/1993**)
- 9.20 DEVELOPMENT STANDARDS EXCEPTIONS:** FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE ARTICLE 42. (**Ord. No. 1749, 7/7/1988**)